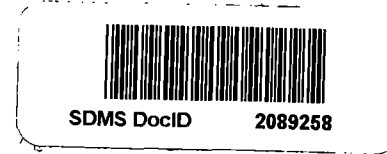


BOS/EAC



ORIGINAL

10E

Crater Resources Briefing – 05/10/07

The selected remedy includes the following major components:

1. Removal of all contaminated soils and sediment in Quarry 3
2. Construction of a cap to prevent infiltration of surface water into the contaminated soils of Quarries 1, 2 and 4 and other contaminated soil areas
3. Monitored Natural Attenuation of the groundwater
4. Further investigation of the former WAL pipeline



OU1 & 2 – Quarries 1 & 2



New Office Building between
Quarry 1 and Quarry 2



View of Quarry 2

Owner

O'Neill Property Group



OU1 & OU2 – Quarries 1 & 2

- Cleanup work for the PADEP AOC and Former WAL Pipeline Areas (located adjacent to Quarry 2) started in late April.
- EPA and PADEP reviewing the Quarry Cap 90% Designs submitted in April, 2007. EPA also reviewing development plans.
- O'Neill meeting with Township to revisit Conditions associated with the Land-Use Approval. Conditions prohibit development until Remedial Action is complete.



OU1 & OU2 – Quarries 1 & 2

- EPA is currently reviewing the Remedial Action Work Plan for consolidation of contaminated soils from Quarry 1 to Quarry 2 and the contamination found on the 2701 Building Property; work start anticipated this summer (2-3 months of truck traffic within office park).
- Indoor air for existing and planned buildings may also need to be assessed.



OU3 – Quarry 3



View from bottom of Quarry 3
looking Eastward

Owners

- 1) Crater Resources, Inc.
- 2) Gulph Mills Golf Club



OU3 – Quarry 3

- EPA has approved the PRP's request to perform a treatability study on the pond surface water; awaiting submittal of Work Plan. The ROD currently calls for off-site treatment and disposal.
- Work ongoing to re-evaluate the ROD's clean-up standards for the Quarry based on the of soil-to-groundwater modeling. Preliminary Design Investigation (PDI) found soil volumes increased an order of magnitude higher from ROD estimates.



OU4 – Quarry 4



New Office Building Adjacent to Quarry 4

Owners

- 1) Gulph Mills Golf Club
- 2) Liberty Property Limited Partnership
- 3) Liberty Property Trust



OU4 – Quarry 4

- EPA has approved the RD Work Plan for the Demonstration project, which will evaluate the need to cap the quarry. Groundwater samples will be collected quarterly over a two year period, and evaluated to determine if Quarry 4 is impacting the groundwater.
- Portion of Liberty's 2201 Building and parking lot constructed on top of quarry.



OU5 – WAL Pipeline



View along alignment of Former
WAL Pipeline looking Southwest

Owners

- 1) Mack-Cali Realty
- 2) Williamsburg Commons
- 3) PECO Energy Corp
- 4) Renaissance at Gulph Mills
- 5) Swedeland Development Corp
- 6) Liberty Property Limited Partnership
- 7) Liberty Property Trust



OU5 – WAL Pipeline

- EPA completed its review of the report of investigation, which included an EM survey with limited test pits excavated to confirm the presence of the pipeline, followed by geoprobe sampling along a grid.
- Portions of the pipeline were found on the Williamsburg Townhome property. Risk assessment to follow.
- Liberty completed the portion of the clean-up work on their 3000 Horizon Drive Property, to facilitate the planned sale of this property to Elan Pharmaceutical.



OU6 – Groundwater MNA

- EPA has approved the Monitored Natural Attenuation (MNA) Design Investigation Work Plan.
- Preliminary Design Investigation report submitted for review. EPA awaiting resubmittal of Conceptual Site Model. Results will be used to locate additional monitoring wells.



OU7 - CSFA



New Office Building between Quarries 3 and 4. Former Cinder Slag Fill Area is below parking deck in foreground

Owners

- 1) Liberty Property Limited Partnership
- 2) Liberty Property Trust



OU7 – Cinder/Slag Fill Area

- Liberty conducted the soil removal work for this OU. EPA has approved the Remedial Action Report for the CSFA.
- Liberty's 2301 Building's parking garage constructed in the Cinder/Slag Fill Area.



OU8 – Area 6



View of Area 6 from Renaissance Boulevard

Owners

Out Parcels, Inc.



OU8 – Area 6

- EPA has completed its review of the Focused Risk Assessment for this OU.
- Soil cleanup in a small portion of this OU required due to unacceptable direct contact risks to construction workers from subsurface soils.
- Property owner is pursuing the development of this property, which may include a Hotel/Conference Center.



OU9 - SE Disposal Area



View of Area 6 from Renaissance Boulevard

Owners

Each Parcel As Is, Inc.



OU9 – SE Disposal Area

- EPA has completed its review of the Focused Risk Assessment for the Southeast Disposal Area.
- Unacceptable indoor worker risks due to contamination in a small portion of this OU plus uncertainties with soil-to-groundwater leaching may necessitate a cap.



OU10 – Lot 7



Owners

Each Parcel As Is, Inc.



OU10 – Lot 7

- EPA awaiting resubmission of the Focused Risk Assessment for Lot 7 and the adjacent Day Care Facility.
- It is anticipated that clean-up will be required on Lot 7, as well as Restrictive Covenants on the Day Care and Commons property .
- Vapor Intrusion Investigation will also be required.



OU1 & 2 – Quarries 1 & 2



O'Neill Building – 2701
Renaissance Boulevard



Quarry 1 border with
O'Neill 2701 building
– stakes show end of
Quarry 1 cap



Quarry 1 – stakes show
Quarry 1 delineation

OU1 & 2 – Quarries 1 & 2



View of Quarry 2 AOC toward
existing 2701 and proposed
2501 O'Neill Buildings



View of Quarry 2 AOC to
south and Quarry 2 –
location of parking lot for
proposed 2501 Building

OU4 – Quarry 4



View of Quarry 4

New Liberty 2301 Building in background.

Part of Liberty 2201 Building and parking lot in foreground constructed on Quarry 4.

OU5 – WAL Pipeline



Pipeline removal area at
Liberty Property - 3000
Horizon Drive looking east.
Elan Pharmaceutical
looking to purchase this
property.



White stake shows
location of end of pipeline
at border of 3000 Horizon
and Williamsburg
Commons Townhomes

OU7 - CSFA



New Liberty 2301 Renaissance
Boulevard Building

Parking lot constructed over CSFA

OU8 – Area 6



Area 6 looking towards
Renaissance Boulevard



Area 6 looking toward
Liberty Building at Quarry 4

OU9 – SE Disposal Area



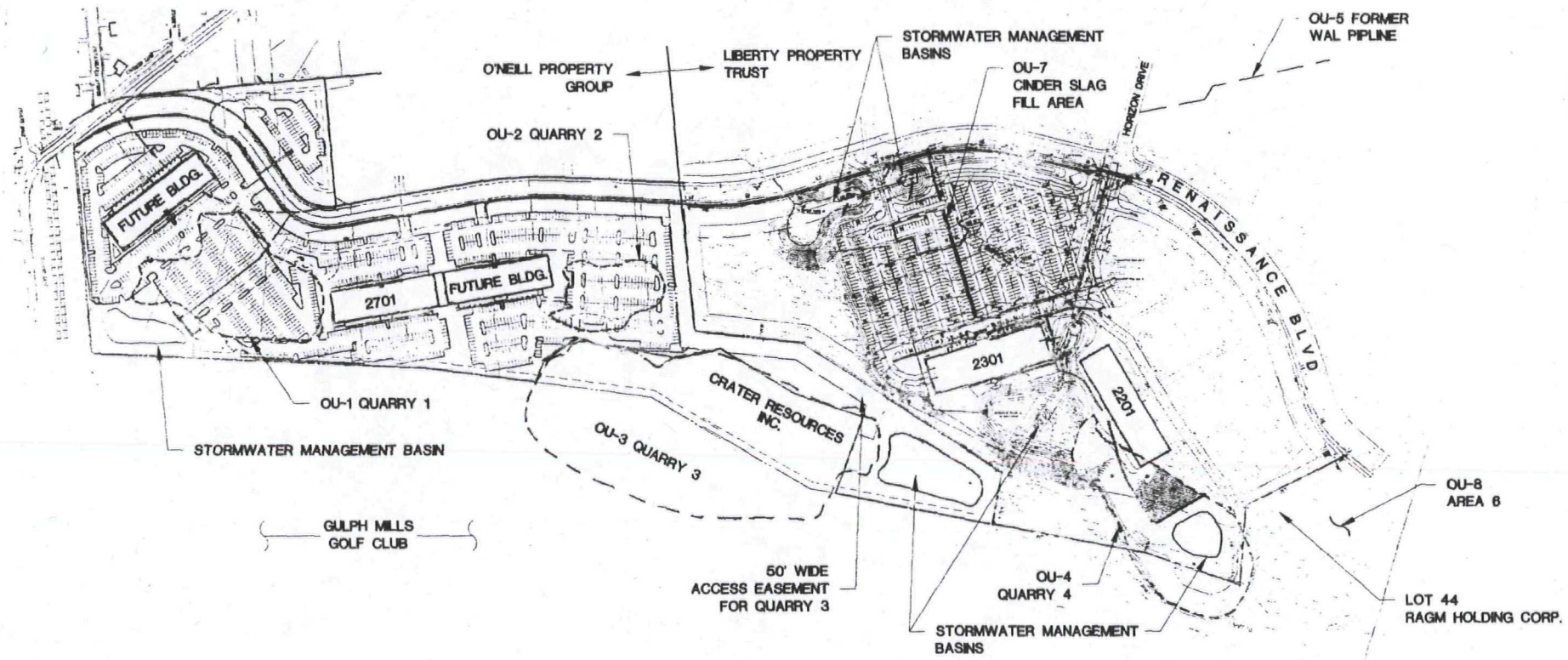
View of SE Disposal Area

OU10 – Lot 7



Views of Lot 7 from Area 6

ORIGINAL



OU - OPERABLE UNIT DESIGNATION
OU-6 - IS THE GROUNDWATER BENEATH THE SITE

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CRATER RESOURCES SUPERFUND SITE
UPPER MERION TOWNSHIP, PENNSYLVANIA